

**Country Lakes at Fox Meadow Homeowners Association
Annual Meeting
Agenda
June 16, 2011**

Welcome--Dave McDowell

- Introductions
- Landscaping / Snow Removal Review--Bruce Buller/Bill Muller
- 2011 Projects
- 2011 Budget / Year to Date Expenses
- Vacant Lots / Building Specs / Dedicated Roads
- Ohio Planned Community Act – Section 5312
- Reserve Fund Requirements
- Reserve Fund – Engineering Study
- By- Law / Covenant Changes
- Election of Board of Trustees
- General Business – Homeowner Q&A

**Country Lakes HOA
Current Trustees**

- Dave McDowell – President
- Bob Beres – Vice President
- Tom Chew – Treasurer
- Bruce Buller – Secretary
- Ted Lesiak - Trustee

- Supporting Cast!
 - Delores Schmeiser – Accounting / Bookkeeping
 - Paul Merkle / Maryanne McDowell – Design Review Committee
 - Shirley Kremer – Newsletter
 - Jim Hickey – Gazebo Schedule
 - George Shafer - Photographer

Country Lakes HOA Landscaping Review

- Bill Mueller--Landscaping & Snow Removal Contractor/Bruce Buller
 - Bill Mueller thanked all for patience and understanding during the spring rains.
 - Bill Mueller discussed spraying for grubs and the use of Technigrow to get rid of vols.
 - Bill and Bruce discussed snow removal issues and have reached an agreement to improve snow removal and shoveling. More salt will be added to the road whenever needed.
- Homeowners Issues/Concerns/Comments
 - There were questions about watering. Bill said that homeowners should water every other day. More people should be watering. Do not water on Tuesday mornings before Mueller's cut the lawns.
 - During the winter when it snows, the fire hydrants will be cleared of snow. Flags will be placed on the fire hydrants.
 - It was suggested that a street sign be added where Watercourse & Hedgewood meet.
- **ALL ISSUES/CONCERNS/COMMENTS MUST GO THROUGH BRUCE BULLER--440-221-4504.**

Country Lakes HOA Completed Landscaping Projects June 2010 Thru June 2011

- Front Entrance
 - Replaced Shrubs and Planted Annuals
 - Trimmed all Trees & Evergreens
 - Installed New Light Bulbs on Light Posts
 - Entrance Walls & Guard House are Sprayed with Sealant Semi-Annually
- Country Lakes Common Areas
 - New Street Signs & Stop Signs
 - Mailbox Repair and Touch-Up Painting
 - Sod Replacement Along Roadway
 - Three Drain Covers Redone
 - Roadway Patching
 - Fruit Tree Spraying for Beetles
 - Additional Lawn Application for Rodents, Grubs & Dollar Spots
- Inter-Lakes
 - Installed 2 New and 1 Used Fountain
 - Trimmed and Fertilized all Trees
 - Removed 9 Trees, Replaced 6 Trees
 - All Sprinkler Zones Repaired and Working
 - Improved Fountain Electrical Wiring

- 2011 Landscaping Projects
 - 4 Drain Covers to be Redone
 - Road Repair Around Guardhouse
 - Reseal Roadway and Joints between Driveways and Roadway
 - Install Additional Zone of Sprinklers on Inter-Lake
 - Repair Drain Run/Off into Inter-Lake
 - Aerate and Reseed Inter-Lake
 - Check for Problem Drains and Correct
- Pending Projects
 - Rework Stones Around Inter-Lakes
 - Redo Wiring Around Lakes
 - Repair Grill at Gazebo

**Country Lakes HOA
2011 Annual Budget Highlights**

- Maintained monthly fees at \$155
- Legal Services Added at \$3,000
- Eliminated Barnett Services - \$3,500 Savings
- Projected addition to the reserve fund of about \$45,000 for 2011
- Current reserve fund in excess of \$215,000
- **About one half of the homeowners participate in the Automatic Withdrawal System. It is working well.**



Country Lakes Budget Statement--May 2011		2011 Budget	2011 YEAR TO DATE
REVENUES:			
DUES		\$159,960.00	66,650.00
INTEREST INCOME		\$1,000.00	236.69
MISC. INCOME		\$1,200.00	225.00
TOTAL INCOME:		\$162,160.00	67,111.69
EXP. ADMINISTRATIVE			
MISC. COST		\$1,112.00	404.51
INSURANCE		\$3,575.00	3,536.00
ACCOUNTING FEES /TAXES		\$1,217.00	1,234.26
LEGAL FEES		\$3,000.00	765.00
TOTAL ADMIN:		\$8,904.00	5,939.77
EXP.-OPERATIONS			
ENTRANCE			
LAWN MOWING		\$207.99	55.95
FERTILIZATION		\$43.35	11.66
SPRING CLEAN UP		\$26.27	7.07
SUMMER PRUNE		\$84.73	22.79
MULCHING		\$380.95	102.47
FALL CLEAN UP		\$52.54	14.13
ELECTRIC		\$1,400.00	528.81
WATER		\$230.00	23.52
REPAIRS		\$4,200.00	2,863.28
SNOW REMOVAL		\$1,936.00	520.76
TOTAL ENTRANCE:		\$8,561.83	4,150.43
CLUSTER HOMES			
LAWN MOWING		\$18,448.64	4,962.42
FERTILIZATION		\$4,811.78	1,294.30
SPRING CLEAN UP		\$483.85	130.15
SUMMER PRUNE		\$1,769.44	475.95
MULCHING		\$7,015.80	1,887.15
FALL CLEAN UP		\$965.51	259.71
REPAIRS		\$12,850.00	1,195.06
SNOW REMOVAL		\$15,033.24	4,043.73
ROAD/SEWER REPAIR		\$10,000.00	155.00
TOTAL CLUSTER:		\$71,378.26	14,403.46
INTER-LAKE			
LAWN MOWING		\$2,142.29	576.24
FERTILIZATION		\$563.54	151.58
SPRING CLEAN UP		\$37.22	10.01
SUMMER PRUNE		\$116.26	31.27
MULCHING		\$539.68	145.17
FALL CLEAN UP		\$74.44	20.02
ELECTRIC		\$700.00	110.99
ALGAE/POND TREAT		\$7,800.00	6,701.96
REPAIRS		\$16,085.00	3,510.00
TOTAL INTER-LAKE:		\$28,058.43	11,257.25
SPECIAL PROJECTS		\$0.00	0.00
TOTAL INTER-LAKE:		\$28,058.43	11,257.25
TOTAL COST OF OPERATIONS:		\$116,902.52	35,750.92
			31,360.77
TO RESERVE FUND GOAL 2011		\$45,257.48	18,857.30
			12,503.47

YTD TOTAL OPERATING EXPENSES

EXPENSES VS INCOME YTD

\$ 3,771.46 / MO. TO RESRVE FUND GOAL

PLUS / MINUS RESERVE FUND YTD GOAL

Country Lakes HOA Homeowner Concerns

- Vacant Lots--We are working with Coldwell Banker to cut the vacant lots. Two lots and a model are still owned by Parkview. All the other lots are owned by Fifth-Third Bank. Coldwell Banker is the real estate agent.
- Building Specifications--Since there is nothing specific in the Country Lakes Covenants, we are working to update specifications. We should have something in writing this year.
- Dedicated Roads versus Public Roads--The cost to update our roads from Dedicated to Public would be \$2-2 1/2 million. The general opinion was that this would not be in our interest.
- Ohio Planned Community Act – Section 5312--This is a new law passed last June. we have hired a firm to study whether we have enough money in our reserve fund to replace each item for which we are responsible.
 - Reserve Fund Requirements
 - Reserve Specific for Each Capital Item (Guardhouse, Roads, Gazebo, Lakes, etc.)
 - Budget for Each Item
 - Reserve Fund – Engineering Study
 - Determine Replacement Cost & Timeframe

Country Lakes HOA Election of Board of Trustees

- Candidates:
 - Bruce Buller – Three Year Term
 - Tom Chew – Three Year Term
 - Other Nominations? None
 - Bruce Buller & Tom Chew were both elected to three-year terms.
- The 5 amendment changes needed a majority to pass. 70% of homeowners passed the amendments.

Country Lakes HOA
General Business / General Q&A

- The Trustees meet monthly – Typically the last Monday of the Month
- Homeowners are welcome to join a board meeting / review meeting minutes
- Do you have any concerns or general questions?